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STATION 4

Achieving Good Design

STAFFED BY ROQUE DEHERRERA

Many factors positively influence building design.



Setbacks for Development in Commercial Zones

New buildings are required to setback upper floors when abutting a residential zoned lot.



Building Code Requirements

The building code requires that bedrooms have windows. This, combined with the typical layouts of residential buildings (hallways with units on each side), leads to the inclusion of courtyards and other modulations in new residential buildings.



The Design Review Program

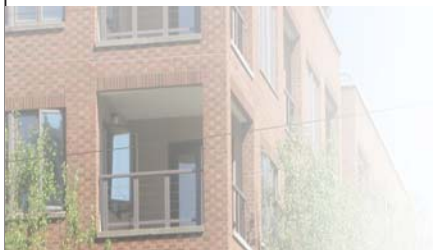
Design Review provides an additional way to address the bulk and scale of new buildings.

When Broadway specific design guidelines are adopted, the Design Review board will use those guidelines to help new development to better respond to the distinctive character of the surrounding neighborhood.



Design Guidelines Address:

- Scale
- Bulk
- Height
- Materials
- Site Planning
- Pedestrians
- Environment



Revitalizing Broadway Community Open House



City of Seattle
Gregory J. Nickels, Mayor

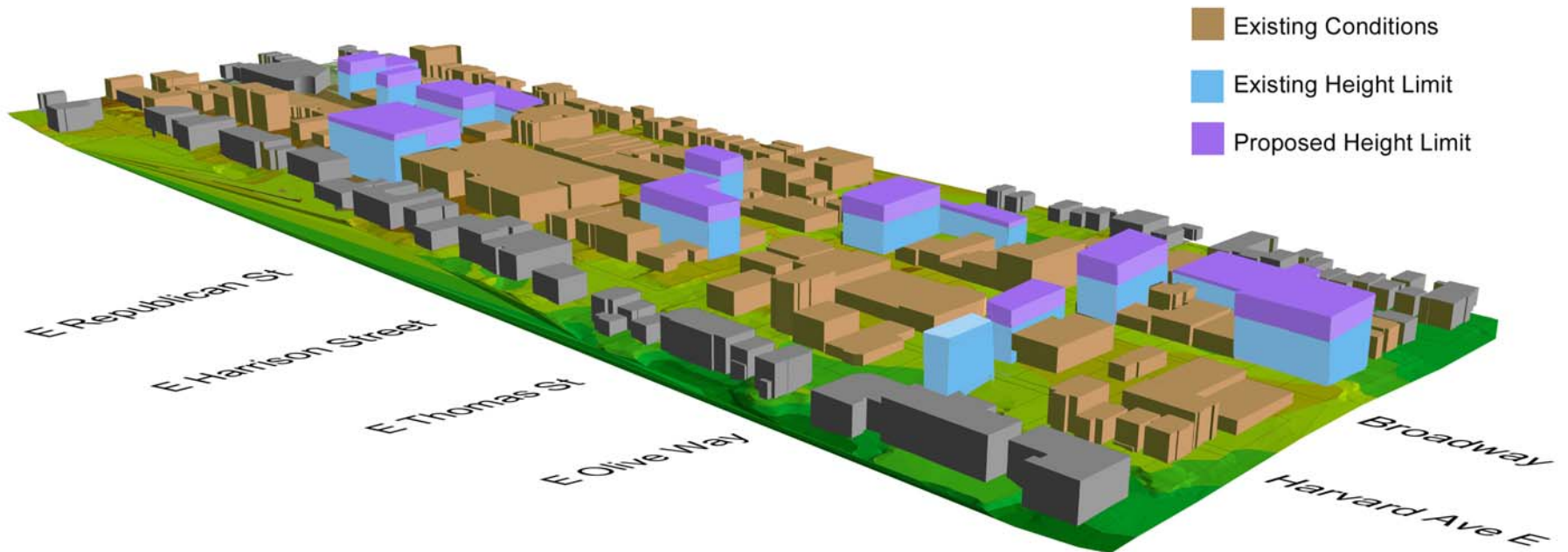
Office of Economic Development ■ Jill Nishi, Director
Department of Planning and Development ■ Diane Sugimura, Director
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Height

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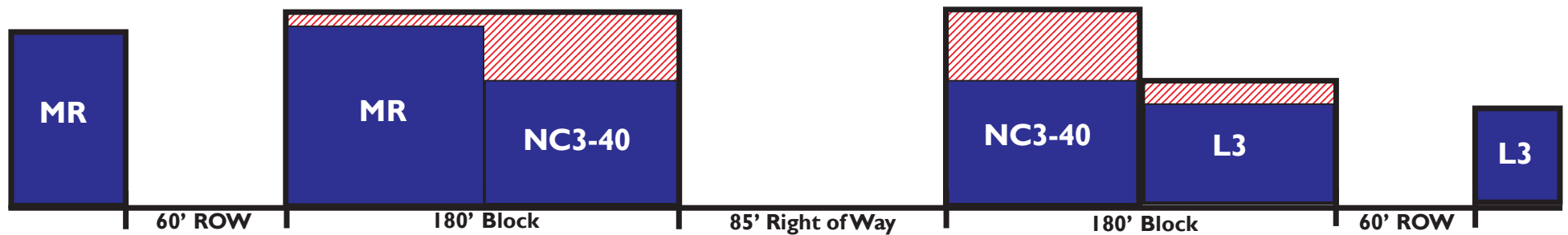
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Cross Section: Broadway E. looking North

Broadway E.

Harvard Ave.

10th Ave.



Existing Height Limits



Proposed Height Limits